

Santacruz Associates

is certified in the BEP (Business Enterprise Program) by the State of Illinois, Department of Central Management Services, a DBE firm by IDOT and an MBE firm by Cook County and the City of Chicago.



Santacruz Associates


was the right of way consultant for the team awarded the 2008 APWA National & Chicago Metro Chapter Project of the Year - \$2M Structures category.

Santacruz Associates Ltd.

For more information or for help navigating through the ROW process and keeping your project on its schedule, please feel free to contact us to learn how we can be of assistance to you.

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Santacruz Associates

Local Road Projects Right of Way Acquisition

Removing the Road Blocks



We specialize in providing land acquisition services helping you

- Navigate through the land acquisition administrative process
- Obtain Right-of-Way Certification for your project from IDOT
- Keep your letting date and your construction schedule

The Law

When acquiring right-of-way for a locally sponsored transportation project involving Federal or State, public agencies must follow the Illinois Department of Transportation (IDOT) Division of Highways Land Acquisition Policies and Procedures Manual to ensure full compliance with Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

The Act establishes policies in regard to expeditious acquisition by negotiation, independent appraisal of real property and written determination of just compensation. The Act was established in order to encourage the acquisition of real property by agreements with owners, to avoid litigation and relieve congestion in the courts, to assure consistent treatment for owners, and to promote public confidence in Federal and State land acquisition practices.

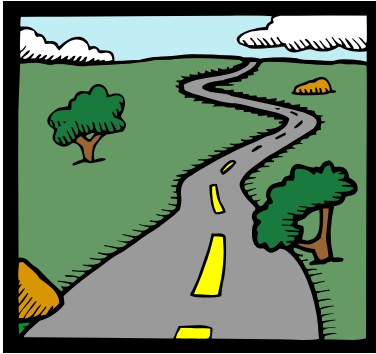
In response to the demands of our clients, we have developed strategic partnerships with industry leaders to provide complete right-of-way services. Our strategic partners include appraisal firms so that we can coordinate the appraisals and review appraisals necessary for your project. We partner with engineering firms to include ROW consultation and proposals in the Phase I and II design and development phases. We work in tandem with relocation experts for properties involving relocation services. We also coordinate with the title companies for research on the title of each property and order commitments necessary to complete right-of-way acquisition.

As Right-of-Way professionals, we appreciate the stress a property owner undergoes during the land acquisition process. Knowing we are the face of the LPA, we work with the property owner in the most courteous, respectful and professional manner to reflect on the LPA in the most positive manner and to significantly increase our chance for a successful ROW acquisition.

We understand that funding is the bloodline of your project. We make sure that your funding is protected by navigating you through the ROW certification process.



Clearing the Path for your Project

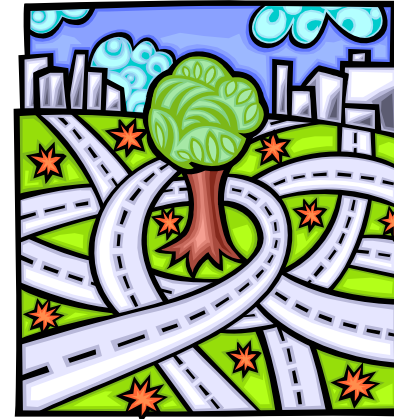


We remove the road blocks, clear the path and keep your project on schedule.

Since 1992, Santacruz Associates has been providing helping government agencies acquire right of way developing the expertise to resolve the most challenging acquisition issues. Santacruz Associates is a full service land acquisition firm that offers its clients the highest professional service and quality. Our clients include:

- State agencies such as IDOT and ISTHA
- County Highway Departments such as Cook, Lake, Kane and Will
- Governmental agencies such as the O'Hare Modernization Program and the Grand Avenue Railroad Relocation Authority
- Various municipalities including Addison, Crystal Lake, Elk Grove Village, Orland Park, Schaumburg and Wilmette.

Navigating through the ROW Acquisition Process



Acquiring Right-of-Way is a necessary step for many public projects. Due to the extensive regulations, the acquisition of the property and the administrative process of having the ROW acquisitions timely certified by IDOT can look like a road block at the front end of your project.

After 15 years of providing ROW acquisition services to the State and various counties and local agencies, we have mastered this process. Our goal is to lessen the administrative burdens for our clients so they can focus on the areas of the project that require their expertise.

We help you keep your project on the fast road to completion.

The ROW Process

The land acquisition process begins once the appraisals have been approved by the board of the Local Public Agency (LPA) and IDOT.

1. Before the actual start of negotiations, the LPA must send an introductory letter to each affected property owner in the form approved by IDOT.
2. The LPA must assemble an offer package containing the offer and the basis for the compensation to be delivered to the property owner. The offer package must contain a copy of the plat of highway showing the area to be acquired and a legal description of that area. In addition, certain IDOT brochures explaining eminent domain and a copy of the appraisal must be included.
3. The land acquisition agent for the LPA must meet with the property owner to make the offer for the ROW and to explain the land acquisition process and the rights of the property owner in an eminent domain matter.
4. Upon acceptance of the offer, conveyance documents must be prepared by the LPA and delivered to the property owner for execution. These documents must be in the format approved by IDOT.
5. After the conveyance of the ROW to the LPA by the property owner, the LPA must clear title exceptions by obtaining necessary releases and consents.

The ROW Process (cont.)

5. The LPA must record the conveyance and title clearance documents and obtain a title insurance policy for the property acquired in a manner satisfactory to IDOT and the attorney for the LPA.
6. The attorney of the LPA must prepare a letter certifying the acceptance of the condition of the title of the ROW obtained and responding to each of the exceptions appearing on the title commitment. This letter must be in the form approved by IDOT.
7. The LPA must make payment to the property owner for the acquisition of the ROW before submitting a completed file to IDOT for ROW certification.
8. The land acquisition agent for the LPA must keep detailed logs of communications with the property owner during the negotiation process. This log must be certified and kept in accordance with IDOT standards.
9. Each parcel file must have Parcel Compliance Checklists included when submitted to IDOT for certification. In addition, a Project Compliance Checklist must be prepared by the LPA and submitted to IDOT. The LPA must use IDOT approved checklists.
10. Other than the payment to the property owner, this process must be followed even in situations when the ROW is donated by the property owner to the LPA.